LINDMARK SPUD

A Simple Planned Unit Development

Applicant: LINDMARK HQ LLC

801 Canadian Trails Dr.
Norman, Oklahoma

Application for:

Simple Planned Unit Development

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PREPARED BY:

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136 Thompson Drive

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I. INTRODUCTION

This Simple Planned Unit Development ("**SPUD**") is proposed by Lindmark Ink, LLC (the "**Applicant**") for the property located at 801 S. Canadian Trails Dr., Norman, Oklahoma, more particularly described on **Exhibit A** (the "**Property**"). The Property contains approximately 4.87 acres and is currently improved with an existing office building.

The Applicant intends to redevelop the Property as its corporate headquarters continuing to allow all uses permitted in the C-1: Local Commercial District, as amended from time to time. In addition, the SPUD will permit corporate offices and limited light manufacturing associated with billboard production and printing, as well as the installation of an off-premises digital billboard on the Property.

The intent of this SPUD is to support the redevelopment of the existing site in a manner that remains consistent with the applicable development standards of the City of Norman (the "**City**"), while providing flexibility for the Property's long-term use and operation.

II. PROPERTY DESCRIPTION; EXISTING CONDITIONS

A. Location. The Property is located at 801 S. Canadian Trails Dr., Norman, Oklahoma. The Property is generally located west of Chatauqua Ave and directly south of State Highway 9, as is shown more particularly on the attached exhibits.

B. Existing Land Use and Zoning. The Property's current zoning is C-1: Local Commercial. The Property is currently improved with an approximately 33,000 Sq. Ft. building and associated parking lot. The properties to the East are zoned C-1: Local Commercial. The properties to the West are zoned PUD: Planned Unit Development. The Property abuts State Highway 9 to the North. The properties to the South are zoned RM-6: Medium Density Apartment. The AIM Norman Future Land Use designation is Urban Living Center and Character Area is Suburban.

C. Elevation and Topography. The Property is largely paved through its current use as a commercial building with substantial parking lot. The topography is relatively flat with little elevation change throughout the development.

D. Drainage. The drainage on the Property will remain unchanged, provided that the Property's existing dry detention area shall be appropriately modified to account for any increased drainage associated with the improvements to the Property contemplated by this SPUD. The Property shall meet or exceed all applicable drainage ordinances.

E. Utility Services. No change to utility services is necessary. All necessary utilities for the Property (including water, sewer, gas, telecommunications, and electric) are currently located within the necessary proximity to serve the Property. The proposed addition will extend such utility services as necessary.

F. Fire Protection Services. No change is necessary. Fire protection services will be provided by the City of Norman Fire Department and by the Owner of the Property where required by building and fire protection codes in the structures. The current building is fire sprinkled and all additions will also be fully sprinkled.

G. Traffic Circulation and Access. No change to traffic circulation or access is requested.

IV. DEVELOPMENT PLAN AND DESIGN CONCEPT

The Property shall be developed in compliance with the Preliminary Site Development Plan, attached hereto as **Exhibit B** ("**Site Plan**"), subject to final design development and the changes allowed by Section 36-510(k) of the City of Norman's SPUD Ordinance, as may be amended from time to time. The Exhibits attached hereto, and as submitted on behalf of the Applicant, are incorporated herein by reference and further depict the development criteria for the Property.

A. Permissible Uses. The Property is currently zoned C-1: Local Commercial. The Property shall be permitted to retain all uses allowed as a matter of right in the C-1: Local Commercial District, as amended from time to time. In addition to such commercial uses, limited light manufacturing uses associated with billboard production, as well as the installation and operation of an off-premises digital billboard will be permitted on the Property. A complete list of allowable uses is attached hereto in **Exhibit C**.

B. Development Criteria.

1. **Area Regulations.** The Property shall comply with the following development regulations:

   Front Yard: The minimum depth of the front yard setback shall be twenty-five (25') feet.

   Side Yard: The minimum depth of the side yard setback shall be fifty five (55') feet along the western side of the Property as it abuts the single family district of Fiddler's Green; and five (5') feet on the eastern side of the Property.

   Rear Yard: The minimum depth of the rear yard setback shall be five (5') feet.

2. **Building Height**. The Property shall be allowed to reach a maximum height of two and a half (2 1/2) stories, excluding any subgrade elements as well as any necessary roof top mechanical units, equipment, screening, or parapet walls.

3. **Sanitation**. Sanitation services for the Property will comply with the City of Norman's sanitation ordinances, rules, and regulations, as may be amended from time to time. Trash dumpsters will be located as depicted on the Site Plan

or in locations as may be approved by City sanitation services. Notwithstanding the forgoing, trash compactor operations on the property will not fall outside the hours of 8 a.m. to 6 p.m.

4. **Signage**. All on-premises signage for the Property shall comply with the applicable commercial sign standards of the City of Norman Sign Regulations, as amended from time to time. Additional off-premises signage allowances are enumerated on Exhibit C.

5. **Traffic Access and Sidewalks**. Access to the Property shall remain as it currently exists.

6. **Landscaping**. Landscaping shall be provided and maintained on the Property in locations generally depicted on the Site Plan, including, but not limited to, trees in the northwest corner of the Property to mitigate impact to the two northern-most abutting single-family homes. The species of the trees shall be coordinated with the City of Norman staff pursuant to the City's approved tree species list, and with collaboration from the abutting homeowners. Landscaping shall be installed in order to meet or exceed the City of Norman's applicable landscaping requirements, as may be amended from time to time.

7. **Open Space**. The Property shall maintain a minimum of 10% Open Space in the areas generally depicted on the Site Plan.

8. **Parking**. The Property shall utilize its current substantial parking layout to achieve the desired expansion, as shown on the Site Plan. There are currently approximately 200 parking spaces on the Property. The proposed Site Plan seeks to reduce the parking count by approximately 43%.

9. **Lighting**. All exterior lighting on the Property shall be installed in conformance with the City of Norman's Commercial Outdoor Lighting Standards, as may be amended from time to time.

10. **Exterior Materials**. The exterior of the new additions to the existing building may be constructed of brick, stone, synthetic stone, wood, glass, high impact quality stucco or EIFS, masonry, metal accents, architectural metal panels, metal exteriors with aggregate, sandblasted or textured coating finish, and any combination thereof (collectively, "Masonry"). The exterior façade of the new additions to the existing building on the Property shall contain no less than 80% Masonry, exclusive of all windows, doors, roofs, or glass. Furthermore, west-facing second-story windows shall be clerestory, meaning established above typical eye level.

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

Being a tract of land in the West Half of Section Seven (7), Township Eight (8) North, Range Two (2) West of the Indian Meridian, Norman, Cleveland County, Oklahoma and being a portion of Lot One (1), Block One (1) of CANADIAN TRAILS ADDITION as recorded in Book 15, Pages 39 and 40, plat records of Cleveland County and more particularly described as follows:

BEGINNING at the Northwest corner of said Lot 1, Block 1, CANADIAN TRAILS ADDITION, said point being on a curve to the left having a central angle of 08°35'31", a radius of 3,730.99 feet, a tangent of 280.27 feet, a chord bearing of South 84°05'42" East and chord distance of 558.96 feet;

THENCE along said curve to the left and Right-of-Way an arc distance of 559.49 feet to a point for a corner;

THENCE South 03°30'40" West, a distance of 300.95 feet to a point for a corner, said point being on the Northerly Right-of-Way line of Canadian Trails Drive (60 foot Right of Way);

THENCE North 86°29'20" West a distance of 155.00 feet along said Northerly right-of-way line to a point being the beginning of a curve to the left having a central angle of 32°25'00", a radius of 374.02 feet, a chord bearing of South 77°18'10" West and a chord distance of 208.80 feet;

THENCE along said curve to the left an arc distance of 211.61 feet to the point of tangency;

THENCE South 61°05'40" West and said Right-of-Way a distance of 240.00 feet to a point for a corner;

THENCE North 28°54'20" West, 95.00 feet to a point for a corner;

THENCE North 10°12'02" East a distance of 434.00 feet to the POINT OF BEGINNING.

Said described tract of land contains an area of 212,271 square feet or 4.8731 acres, more or less.

EXHIBIT B

SITE DEVELOPMENT PLAN

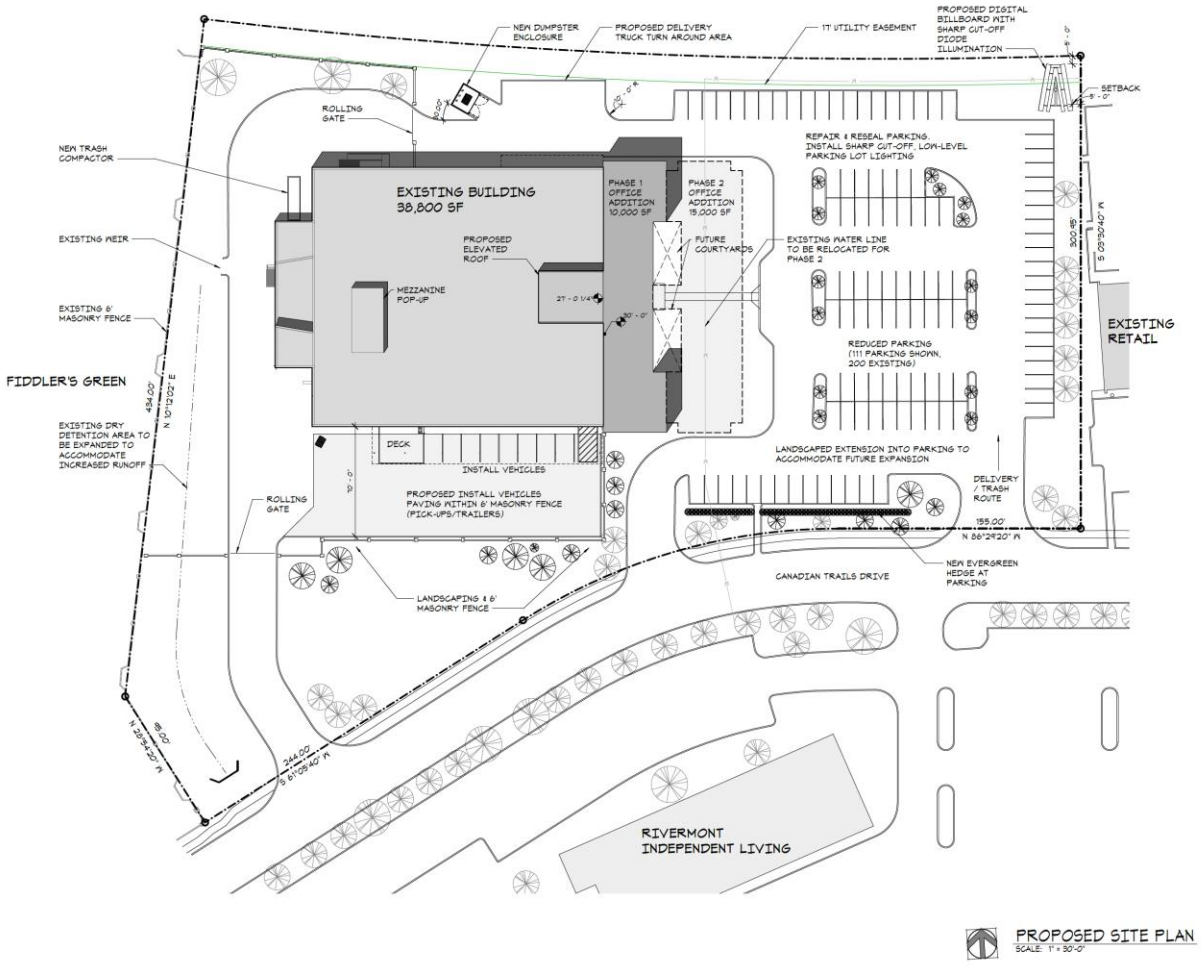


EXHIBIT C

ALLOWABLE USES

- Any and all uses allowed in a C-1: Local Commercial District pursuant to NCC § 36-524, as may be amended from time to time, including:
    - Antique shop.
    - Appliance store.
    - Artist materials supply, or studio.
    - Automobile parking lots.
    - Automobile supply store.
    - Baby shop.
    - Bakery goods store.
    - Bank.
    - Barber shop, or beauty parlor.
    - Book or stationery store.
    - Camera shop.
    - Candy store.
    - Catering establishment.
    - Childcare establishment.
    - Clothing or apparel store.
    - Dairy products or ice cream store.
    - Delicatessen store.
    - Dress shop.
    - Drug store or fountain.
    - Dry-cleaning and laundry plant with no more than three dry-cleaning machines and/or laundry pick-up station.
    - Dry goods store.
    - Fabric or notion store.
    - Florist.
    - Furniture store.
    - Gift shop.
    - Grocery or supermarket.
    - Hardware store.
    - Hotel or motel.
    - Interior decorating store.
    - Jewelry shop.
    - Key shop.
    - Leathergoods shop.
    - Medical marijuana dispensary, as allowed by State law.
    - Messenger or telegraph service.
    - Office business.
    - Outdoor or indoor courts for handball, racquet ball, tennis, or sports activity of a similar nature (lighted outdoor courts shall not to be operated later in the evening

than 10:00 p.m. and lighting must be arranged to direct light away from any adjoining property in a residential district).
    - Painting and decorating shop.
    - Pet shop.
    - Pharmacy.
    - Photographer's studio.
    - Radio and television sales and service.
    - Restaurant. A restaurant may include live entertainment and/or a dance floor, (all such activity fully within an enclosed building) provided the kitchen remains open with full food service whenever live entertainment is offered.
    - Retail spirits store.
    - Self-service laundry.
    - Sewing machine sales.
    - Sporting goods sales.
    - Shoe store or repair shop.
    - Tailor shop.
    - Theater (excluding drive-in theaters), including one that sells alcoholic beverages in compliance with State law.
    - Tier I medical marijuana processor, as allowed by State law.
    - Tier II medical marijuana processor, as allowed by State law.
    - Toy store.

- The Property shall additionally be allowed to feature one off-premises billboard sign, in accordance with the following:
    - The billboard shall only display a static message or messages with no effects of movement, blinking, animation, scrolling, flashing, or similar effects. If the billboard displays more than one (1) static message, each static message shall have a dwell time of no less than eight (8) seconds and a transition time between static messages of no more than one (1) second. The billboard shall not display an illuminative brightness exceeding three hundred (300) NITs between sunset and sunrise and shall not display an illuminative brightness exceeding five thousand (5,000) NITs between sunrise and sunset. The billboard shall not display any message that resembles or simulates any warning or danger signal, or any official traffic control device, sign, signal, or light, or any consecutive message which constitute a substantially similar theme or story.
    - The signage shall not have more than 242 square feet of sign face per side.
    - No signage will be erected to a height of more than 35 feet.
    - One message rotation space shall be devoted to promoting a local charitable non-profit organization that will be chosen in collaboration with the Fiddler’s Green neighborhood.
    - The sign faces shall go dark, with no messages or visual images displayed, between the hours of 12 Midnight to 5 AM every day.

- Light manufacturing and/or printing of billboard and signage on the Property, in accordance with the following:

- The manufacture of digital signage in a fully enclosed space.
- The storage of such materials and machinery necessary to conduct said manufacture of signage.
- Delivery of necessary materials and tools for said manufacturing and/or printing activities.
- The required dispatch of finished/partially finished signage.